



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

November 27, 2019

UMS Wright Corporation
Attn: Tommy Akridge
65 N. Mobile Street
Mobile, AL 36607

Re: 65 Mobile Street

(Southwest corner of Mobile Street and Old Shell Road, extending South and West to the CN Railroad right-of-way and the South terminus of Martin Street).
Council District 1

PA-001107-2019 (Planning Approval)

UMS-Wright Corporation

Planning Approval to allow the expansion of an existing private school in an R-1, Single-Family Residential District.

Dear Applicant(s):

At its meeting on November 21, 2019, the Planning Commission considered Planning Approval to allow the expansion of an existing private school in an R-1 Single-Family Residential District.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a) the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because it should alleviate traffic congestion on a public street, police and fire protection are currently available, and no new public utilities would need to be provided; and
- b) the proposal will not cause undue traffic congestion or create a traffic hazard, because the proposed vehicle stacking loop will enhance both internal and external traffic flow..

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;

November 27, 2019

- 2) compliance with the Engineering comments: *[1. Any work performed in the existing ROW (right-of-way) such as driveways, sidewalks, utility connections, grading, drainage, irrigation, or landscaping will require a ROW permit from the City of Mobile Engineering Department (208-6070) and must comply with the City of Mobile Right-of Way Construction and Administration Ordinance (Mobile City Code, Chapter 57, Article VIII). 2. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 3. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 4. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals. 5. The proposed development must comply with all Engineering Department design requirements and Policy Letters.];*
- 3) placement of a note on the site plan stating the Traffic Engineering comments: *(Access to the site is limited to the curb cuts as illustrated on an approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Although an access point is proposed to be changed, it appears to be resulting in an overall improvement by allowing vehicles to enter the site earlier and stack on the property. A traffic impact study is not required at this time. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);*
- 4) compliance with the Urban Forestry comments: *[Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];*
- 5) compliance with the Fire Department comments: *[All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).];*

November 27, 2019

- 6) if any frontage trees are proposed to be removed, the applicant should coordinate with Planning and Zoning and Urban Forestry staff on the location of replacement frontage heritage trees;
- 7) full compliance with all municipal codes and ordinances; and
- 8) submission to and approval by Planning and Zoning of a revised PUD and PA site plan prior to any request for permits.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Jennifer Denson, Secretary



By:

Margaret Pappas
Deputy Director of Planning and Zoning



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MOBILE CITY PLANNING COMMISSION

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NOVEMBER 27, 2019

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Attn: Tommy Akridge
65 N. Mobile Street
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Re: 65 Mobile Street

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Council District 1

PUD-001106-2019 (Planned Unit Development)

UMS-Wright Corporation

Planned Unit Development Approval to amend a previously approved Planned Unit Development to allow multiple buildings on a single building site to include a new cafeteria.

Dear Applicant(s)/ Property Owner(s):

At its meeting on November 21, 2019, the Planning Commission considered the above referenced Planned Unit Development.

After discussion, the Planning Commission determined the following Findings of Fact for Approval:

- a) the proposal promotes the objective of Creative design (to encourage innovative and diversified design in building form and site development), because it will allow a new building and enhanced internal traffic flow configuration;
- b) the proposal promotes the objective of Flexibility (to permit greater flexibility in the location and arrangement of buildings and uses than is generally possible under district # 11 PUD-001106-2019 & PA-001107-2019 - 6 - regulations), because it will allow the continuation of the school's educational mission with better facilities to serve the student body and faculty; and
- c) the proposal promotes the objective of Efficient land use (to encourage the most efficient and sustainable use of land, especially tracts in the inner part of the city that remain undeveloped or that are appropriate for redevelopment), because a small amount of space compared to the over-all site will actually be required for the proposed use;

November 27, 2019

The approval is subject to the following conditions:

- 1) placement of a note on the site plan stating that any future development will require Planning Approval and Planned Unit Development approval prior to the issuance of any permits;
- 2) compliance with the Engineering comments: (Retain NOTES #1 - #8, as shown on the REVISED PUD FOR UMS WRIGHT PREPARATORY SCHOOL drawing SHEET 1 of 1.);
- 3) placement of a note on the site plan stating the Traffic Engineering comments: (Access to the site is limited to the curb cuts as illustrated on an approved PUD, with size, location and design to be approved by Traffic Engineering and conform to AASHTO standards. Although an access point is proposed to be changed, it appears to be resulting in an overall improvement by allowing vehicles to enter the site earlier and stack on the property. A traffic impact study is not required at this time. If in the future, enrollment capacity is increased, or if any access changes are proposed, a traffic impact study will be required for this site. Any new on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);
- 4) compliance with the Urban Forestry comments: [Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.];
- 5) compliance with the Fire Department comments: [All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).];
- 6) if any frontage trees are proposed to be removed, the applicant should coordinate with Planning and Zoning and Urban Forestry staff on the location of replacement frontage heritage trees;
- 7) full compliance with all municipal codes and ordinances; and
- 8) submission to and approval by Planning and Zoning of a revised PUD and PA site plan prior to any request for permits.

UMS Wright PUD-001106-2019
November 27, 2019

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION

Ms. Jennifer Denson, Secretary

By:



Margaret Pappas
Deputy Director of Planning and Zoning